

From: Taina Prado <tprado@downtownny.com>
Sent time: 07/18/2022 10:06:51 AM
To: esd.sm.ESD <ESD@esd.ny.gov>
Subject: Downtown Alliance Statement to ESD on 5 WTC
Attachments: Alliance Statement to ESD on 5 WTC .pdf

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Please accept the statement on the 5 WTC general plan.

Thanks,
Taina

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Taina Prado
Chief of Staff
Downtown Alliance
www.downtownny.com

Do [Iconic Sounds](#) For Iconic Places. Do You. DOWNTOWN



Alliance for Downtown New York, Inc.
120 Broadway, Suite 3340
New York, NY 10271
212 566-6700 Fax 212 566-6707
www.DowntownNY.com

Downtown Alliance Statement to NYS Empire State Development on the 5 World Trade Center Project

July 18, 2022

Over the last twenty years Lower Manhattan has experienced a tremendous renaissance and transformation. What was once an overwhelmingly commercial district is now a vibrant mixed use community home to over 63,000 residents and a diverse mix of over a thousand restaurants and retailers. The rebuilding of the World Trade Center campus has been at the heart of that metamorphosis. Brookfield Property's and Silverstein Property's proposed development project for Site 5 would help complete the Trade Center redevelopment and contribute greatly to Lower Manhattan's long term success and prosperity.

The Downtown Alliance has long advocated for the development of Lower Manhattan into a true mixed-use district. The residential and retail uses being proposed at Site 5 are consistent with the broader planning principles that have guided Lower Manhattan's two decade long recovery from the Sept. 11th attacks. Bringing new residents into the area is more important now than ever before to provide a larger consistent customer base for our local retailers and restaurants.

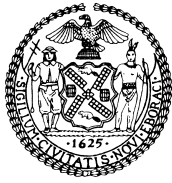
We believe the proposed project at Site 5 is a thoughtful response to the needs of our community especially the permanent affordable housing component and is consistent with the long-standing and broadly supported planning goals that have helped shape Lower Manhattan over the last two decades.

We strongly encourage LMDC to approve the WTC General Project Plan at 5 World Trade Center.

From: Reynolds, Lucian (CB) <LReynolds@cb.nyc.gov>
Sent time: 07/19/2022 05:48:16 PM
To: esd.sm.ESD <ESD@esd.ny.gov>
Cc: Jaiyesimi, Oluwatobi (ESD) <Oluwatobi.Jaiyesimi@esd.ny.gov>
Subject: Letter to ESD Board
Attachments: 5WTC Letter_07.2022.pdf

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Greetings,
Please include this letter with the materials distributed to the ESD board for their meeting tomorrow.
Kind regards,
Lucian Reynolds (He/Him)
District Manager
Manhattan Community Board 1
212/602-6300
Lucian



The City of New York
Manhattan Community Board 1
Tammy Meltzer CHAIRPERSON | Lucian Reynolds DISTRICT MANAGER

July 19, 2022

Kevin S. Law
Chair, Board of Directors
Empire State Development Corporation
633 Third Avenue
New York, NY 10017

Holly Leicht
Chair, Lower Manhattan Development Corporation
22 Cortlandt Street
New York, NY 10007

Dear Mr. Law, Ms. Leicht:

I write today regarding unanswered questions that I implore your Boards to consider during the scheduled board meetings of the Lower Manhattan Development Corporation (LMDC,) and the Empire State Development Corporation (ESD.) As you know, Manhattan Community Board 1 has been heavily engaged on this project and has held several meetings and authored a Resolution in support of the community's numerous questions about the project. Unfortunately, many questions remain unanswered and requests unresolved, and we respectfully request the directors of your respective Boards delay any voting on formally moving the project forward until the questions are answered and requests resolved.

With regards to the subjects you are voting on today, affordability and the community facility space, CB 1 asks for the members of your Boards to not settle for such low floors. The 25% floor for income-restricted housing is paltry. Public land that is developed to the proposed density should yield far more than 300 units of affordable housing against the estimated over 900 market-rate units. Furthermore, the community space is not optimally sited within the building and should have far more usable floor area. In our January 2022 resolution about 5 WTC affordability we wrote:

The current LMDC plan for 5 WTC , which does not guarantee anything more than 25% of the 1,300 units be affordable, does not meet the needs of CB1 or the greater New York community, and 1,000 units of market-rate housing will further the huge existing gaps in both racial and economic diversity in our area.

Manhattan Community Board 1, and the Lower Manhattan community deserve this information before the directors put into motion the approval process for the 5 World Trade Center (5WTC) project. In our January 2022 resolution responding to the Finding of No Significant Impact (FONSI)/Environmental Assessment (EA), we requested the following:

CB 1 urges ESD to hold a dedicated meeting with CB1 to review environmental impacts related to this project, including a full presentation of findings from the 2004 FGEIS and the 2021 EA in the categories of: Land Use, Zoning & Public Policy; Urban Design and Visual Resources; Historic Resources; Open Space; Shadows; Community Facilities and Services; Socioeconomic Conditions; Neighborhood Character; Hazardous Materials; Water and Sewer Infrastructure and Solid Waste Services; Transportation; Air Quality; Climate Change; Noise; Coastal Zone Consistency; Natural Resources; Environmental Justice; Public Health; and Construction- as well as all mitigation measures identified in the 2004 FGEIS and any subsequent EA that would be relevant to development at Site 5 be identified and implemented by ESD;

While a meeting was held in response to this request, the leadership of the board was told by the individuals who attended the meeting on behalf of ESD that they were not prepared to provide the information that was sought regarding the EA as it related to the 2004 FEIS.

CB 1 does not consider this request fulfilled. As an alternative, we would be willing to send the questions in writing to ESD so that the right experts can consider the questions and provide fulsome answers, if that format would yield the important information that we are seeking. Regardless, we do not believe that either board of directors should vote to allow this project to proceed until this request is honored with complete information.

CB 1 has worked with LMDC since its inception post-9/11. This is the final closing act and in many ways, the action by which the people of New York City will remember it. I urge you to reject any agreement with such low minimums of affordability and public benefits that don't serve your namesake community to the fullest extent.

Sincerely,

A handwritten signature in black ink, appearing to read "Tammy Meltzer", with a stylized, flowing script.

Tammy Meltzer, Chairperson

cc: Brian Kavanagh, State Senator
Jerold Nadler, Member of Congress
Yuh-Line Niou, State Assembly Member
Mark Levine, Manhattan Borough President
Christopher Marte, City Council Member
Daniel Ciniello, President, Lower Manhattan Development Corporation
Francisco Polanco, Director of Community Relations, Empire State Development
Tobi Jaiyesimi, Senior Project Director, Empire State Development

From: Carol Lamberg <[REDACTED]>
Sent time: 07/20/2022 11:33:34 AM
To: esd.sm.ESD <ESD@esd.ny.gov>
Subject: Comments on 5World Trade Center

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I have been fortunate enough to have helped to create and sustain affordable housing over a fifty-five year span. I believe that 5World Trade Center represents a unique opportunity to create an affordable building that sends an overwhelmingly positive message about affordable housing, even in a very high income neighborhood. In addition, a preference for 9/11 survivors and first responders adds a high standard and a commitment to social justice.

Other controversial developments that I helped to develop , including rehabilitation of Bronx neighborhoods in the late eighties and Section 8 for a performing artists development known as Manhattan Plaza, have been very successful over many decades. A large scale affordable building at 5 World Trade Center could be similar or even more symbolic of successful affordable housing.

This opportunity must not be wasted.

From: Mariama James <[REDACTED]>
Sent time: 07/20/2022 11:55:14 AM
To: esd.sm.ESD <ESD@esd.ny.gov>
Subject: #5WTC

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Dear Agency,

I'm a 9/11 Survivor, mother of three Survivors, daughter of a deceased parent who lost his life to 9/11 related disease, daughter of a Stage 4 9/11 related cancer survivor, who ironically worked at Deutsche Bank and possibly the only Black life-long resident of my age within CB1 in Lower Manhattan where WTC Site 5 is located, having moved here in October of 1971. I am further of Cherokee, Catawba and presumably African ethnicity. As of the 2020 US Census, CB1 is 70% White, having grown richer and Whiter since the 2010 Census, only 4% Black and a mere 1% Indigenous.

We can not afford to miss this opportunity to desegregate CB1 and to honor the Civil Rights Act of 1964 and the many lost or health impacted by 9/11

I write to you today, as a private citizen, to ask that you please not "enter into initial contract agreement" with any developer at this time as this would restrict the ability to create 100% affordable housing at 5WTC

Thank you in advance for your acknowledgment and respect of the wishes of the people of Lower Manhattan.

Regards,

Mariama James

From: Vittoria NYC <vittoria@vittoria.nyc>
Sent time: 07/20/2022 01:33:05 PM
To: esd.sm.ESD <ESD@esd.ny.gov>
Subject: 5WTC

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Dear Board Members:

I write to urge you to vote **not** to grant authorization to Enter Into Initial Agreement; and Authorization to Take Related Actions under Section III of the July 19, 2022, Lower Manhattan Development Corporation's Meeting of the Board of Directors Agenda. I respectfully submit that it would be inappropriate to move forward with the current agreement at this time.

I am a Democratic District Leader in Lower Manhattan and member of the [Coalition for 100% Affordable 5WTC](#) (the "Coalition"), which has been advocating for a fully affordable building at site 5 of the World Trade Center complex (5WTC). On April 29th, 2022, the Coalition met with representatives of the Lower Manhattan Development Corporation (LMDC), the Empire State Development Corporation, the Port Authority of New York and New Jersey, the New York State Housing and Community Renewal, Manhattan Community Board 1, US Rep. Jerry Nadler, Manhattan Borough President Mark Levine, City Council Member Christopher Marte and our State Senator, Brian Kavanagh.

At that meeting, the Coalition told the agencies that we were commissioning a feasibility study on making 5WTC a 100% affordable. The LMDC agreed to wait to see the results of the study before proceeding with any current plan and committed that no further action would be taken without, at minimum, the courtesy of giving the Coalition prior notice. Neither of these two things transpired.

The study commissioned by the Coalition through a gracious grant from the New York Community Trust is days away from completion. We anticipate that the study will show that we can achieve 100% affordable housing at 5WTC, and at a far lower cost than the one put forth by the LMDC.

The Coalition is seeking 100% affordable housing with a preference for 9/11 survivors and first responders, who are found all across our great City and State. This is our last opportunity to make good on the LMDC's promise to create affordable housing as part of the process of rebuilding Lower Manhattan and a final opportunity to give back to those who helped rebuild it.

I respectfully request that you vote NO on proceeding with the current agreement until the Board has had the opportunity to review our independent study on feasibility for a 100% affordable building at site 5 of the World Trade Center.

Kind regards,
Vittoria

Vittoria Fariello
Democratic District Leader
NYAD 65 Part C
225 Broadway - 2900
New York, NY 10007
(212) 374-5404
vittoria@vittoria.nyc

"It always seems impossible until it is done."
- Nelson Mandela

Vittoria Fariello

NY State Senate Candidate
Democratic District Leader
NYAD 65 Part C
225 Broadway - 2900
New York, NY 10007
(212) 374-5404
vittoria@vittoria.nyc

“It always seems impossible until it is done.”
- Nelson Mandela

From: Jill Goodkind <[REDACTED]>
Sent time: 07/20/2022 04:20:15 PM
To: Vittoria NYC <vittoria@vittoria.nyc>
Cc: esd.sm.ESD <ESD@esd.ny.gov>
Subject: Re: 5WTC

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great!

On Jul 20, 2022, at 1:33 PM, Vittoria NYC <vittoria@vittoria.nyc> wrote:

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Kind regards,
Vittoria

Vittoria Fariello
Democratic District Leader
NYAD 65 Part C
225 Broadway - 2900
New York, NY 10007

(212) 374-5404

vittoria@vittoria.nyc

“It always seems impossible until it is done.”

- Nelson Mandela

Vittoria Fariello

NY State Senate Candidate

Democratic District Leader

NYAD 65 Part C

225 Broadway - 2900

New York, NY 10007

(212) 374-5404

vittoria@vittoria.nyc

“It always seems impossible until it is done.”

- Nelson Mandela

From: William Thomas <wthomas@opennewyork.city>
Sent time: 07/20/2022 05:37:08 PM
To: esd.sm.ESD <ESD@esd.ny.gov>
Subject: 5 WTC Comment from Open New York

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Hello ESD Directors,

My name is William Thomas; I serve as the Executive Director of Open New York, an independent, grassroots, pro-housing organization.

We work to bring about a New York that is affordable for all who wish to live here, including those who wish to stay in neighborhoods they already call home, and we realize this vision by advocating for abundant, affordable, and quality housing.

As such, I am writing to express our firm support for the current proposal for WTC 5, as a mixed-income residential tower. The 1,200 homes in this proposal will undoubtedly help to alleviate New York's dire housing shortage.

To put the proposal in context: right now, New Yorkers are facing rent increases of up to 50, 60, 70% as rent discounts offered during the pandemic expire. Homelessness is at the highest rate since the Great Depression. There are over 14,000 children who sleep in City shelters each night. The 300 affordable homes this singular project would provide -- and at no cost to the city -- are desperately needed.

That said, we also believe that the market-rate housing in the project will help to similarly address the general shortage. From 2010 to 2020, NYC's population grew at double the rate that we built more housing. There simply aren't enough homes for everyone who lives or wants to live in New York. This gap is the biggest driver of skyrocketing home and rental costs: more homebuilding has fallen desperately behind levels that are needed to lower or even stabilize prices. In contrast, market-rate housing in WTC 5 will help to put this process into reverse, with 800 fewer households competing for existing housing across the city.

Finally, there has been a push to demand 100% affordability of this project. Given the scale of the housing crisis, and especially when public housing faces billions in capital needs, we do not think that scarce public funding should go towards making this project 100% affordable, especially as construction costs for each unit would likely be well over \$1 million per unit in a highrise of the proposed scale. By contrast, the current proposal has developers themselves paying for affordable housing simply for the right to build market-rate housing in the same building. In a fiscal sense, the current proposal for WTC 5 would still win a large amount of affordable homes on site, but also allow for government subsidies to go farther in other projects, and thus maximize the amount of affordable housing citywide.

As such, we hope the ESD Directors will also support the project.

Sincerely,
William Thomas

--

William Thomas
Executive Director
[Open New York](#)
(646) 598 4208